

Housing Newsletter



Wiesbaden: Your Home in Germany!



Housing Chief's Corner

Pets in Army Family Housing



As we move through spring and in to the summer months pet owners start to spend more time outdoors with their pets. Owning a pet brings great joy to many people in our community. It also brings several responsibilities. Throughout USAG Wiesbaden pets will be on a leash when outside of government quarters. Pets will be exercised outside of the immediate vicinity of the housing area and a minimum of fifty feet away from residential buildings and playgrounds.

Pet owners are responsible for cleaning up after their pets and properly disposal of any waste. This is very important as dogs are a very significant host of bacteria that are harmful to humans. One gram of dog waste can contain 23 million fecal coliform bacteria. Dog waste can spread giardia and salmonella as well. Many dog owners think that dog excrements will eventually fade into the ground and go away. Due to weather conditions, dog excrements does clean itself up but it's lasting effects don't go away. Did you know that pet waste can spread parasites such as hookworms, ringworms, tapeworms? Yes, the excrements will disappear from your yard but the parasite eggs can linger for YEARS!



So when out walking your dog please remember to take along waste bags and do your part to keep the community clean. More information about the garrison's pet policy (Command Policy #15) can be found

at the following web link:

http://www.wiesbaden.army.mil/sites/commander/cp_overview.asp

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Hot Topics Installation Self-Help Program



Residents living in Government controlled quarters don't always have to call in a service order to have small repairs made in their quarters. The self-help program requires residents to perform certain basic self-help tasks and will provide the opportunity for residents to perform limited improvements on their housing units and associated grounds. The basic Self-Help Program, which is in concert with the prudent landlord concept, optimizes the use of scarce resources and gives residents a feeling of homeownership.

The Self-Help program allows you to accomplish minor up-keep and repair work in a timely manner at your convenience (no more waiting for the maintenance workers to show up). Participation in the Self-Help program is mandatory. Use of the Self-Help: Home Improvement Store is available to Building Coordinators, their designated representatives and housing residents living in government owned quarters. The Self-Help program is a means of obtaining maximum use of available resources to improve living conditions and general appearance of facilities. The program includes the repair work that you can realistically be expected to perform. By performing the minor maintenance of your quarters, DPW's maintenance workers will be available to perform repairs requiring professional skills in a more timely fashion. Additionally, if you learn how to perform minor maintenance work in your quarters, you will ultimately be a more successful "homeowner" in the future when you buy a home.



Grounds Beautification: Flowerbeds may be planted as a self-help beautification effort in designated areas. The planting of trees and shrubs are the responsibility of the DPW and will be accomplished as part of the landscape program, in accordance with the Installation Design Guide. Residents are not permitted to plant trees or shrubs without written consent of the Chief, Housing Division.

The temporary Self-Help-Issue-Point (SHIP) store in Wiesbaden is located in Building 7785 in the Hainerberg housing area, (on Texas Str. across from the High School) while the normal SHIP store is under renovation.



Unaccompanied Personnel Housing (UPH)

A Soldier's living environment is an important factor to preserve and enhance the All-Volunteer Force. As the home for the Army's single Soldiers, quality Unaccompanied Housing (UH) facilities and services are essential to providing a high Quality of Life (QOL) for single or unaccompanied Soldiers. The purpose of this article is to help clarify the requirements and standards for assignments to Permanent Party Unaccompanied Personnel Housing (PP UPH) for single Soldiers being assigned to unit barracks in USAG Wiesbaden.

The Army's goal for (UH) are simple. As listed below these goals provide the basis for what UH services should accomplish:

1. Improving and maintaining the QOL and well being of single soldiers living in UH.
2. Improving the overall utilization and efficiency of the Army's UH.
3. Managing Certificates of Non-Availability (CNA) and reducing payments of housing allowances at the without dependent rate.
4. Managing vacant UH spaces during deployments.
5. Managing Between Occupancy Maintenance (BOM) and other maintenance for the UH.
6. Reducing damage to real property and furnishings by holding individuals financially accountable.
7. Extending the life of furnishings and facilities through prudent, diligent management and oversight.
8. Fostering a working team of military leadership and garrison staff at all levels to ensure the goals of UH are realized.

The process of assigning UH starts with identifying who is authorized to live in UPH/UH. Barracks are built to house bona fide single military personnel who would be entitled to a housing allowance at the without dependent rate. The term "housing allowance" includes Basic Allowance for Housing (BAH) when in the CONUS and Overseas Housing Allowance (OHA) when OCONUS. Because of this requirement, a potential resident's eligibility must be verified. Depending on where the Soldier is stationed, Soldiers in the ranks of E-5 and below when in CONUS and E-6 and below when OCONUS may be required to live in the barracks. Another factor to consider for eligibility includes the type of tour; All Others, Dependent Restricted. Instances of divorce and/or a child custody agreement may also be a factor. During the in-processing at the unit, an application for housing will be used. Here in USAG Wiesbaden where the enterprise Military Housing (eMH) system is employed, a Soldier's application for housing is completed by the trained unit representative via the eMH system. The type of information requested is similar to that of the DD Form 1746.

The next step in the process is for the unit representative to identify a room with the correct amount of authorized space to house the Soldier. Soldiers in the grade of E1 –E4 are authorized 90 square feet of net living space and Soldiers in the grade of E5-E6 in Europe are authorized a private room, that is 135 square feet of net living space, with a bathroom shared with not more than one other person. Table 3-7 in Army Regulation 420-1 outlines the acceptable spaces standards for PP UPH Soldiers. Most barracks rooms in USAG Wiesbaden are at least 200 net square feet.

The First Sergeants Barracks Program 2020 handbook provides additional information on this subject and can be downloaded from the housing website at the following link:

Air Conditioning in AFH and Barracks (UH)

As summer approaches and the weather starts to get warm residents living in Army family housing and barracks face the temptation to use privately owned air conditioning. The question is routinely asked by our residents throughout the summer months if this is authorized. Although it might seem that the answer would be “yes”, it is not authorized.

Command Policy Letter #17, Heating and Air Conditioning for Wiesbaden, outlines the policy on air conditioning. The Army energy conservation policy and AR 420-1, chapter 22, para 22-12b.(2) states that operation of portable cooling devices is prohibited where the intent is to circumvent the cooling stands as outlined below:



DoD unified Facilities criteria provides standards for DoD facilities worldwide that are eligible to use Air Conditioning (A/C). Administrative areas will be air conditioned only in locations where the dry bulb temperatures is 80° f (26.7° C) or higher for over 350 hours per year. For non-administrative areas like Fire Stations, Military family housing, Unaccompanied



Enlisted/Officer personnel housing, Temporary Lodging Facilities, Auditoriums and Theaters, Banks, Bowling Alleys, Chapels, Daycare Centers, Schools, Libraries, Stores and Exchanges, Clubs and Dining Facilities, and Post Offices approval for A/C is given where dry bulb temperatures is 80° f (26.7° C) or higher for over 650 hours per year. On average, Wiesbaden has between 200-265 hours per year.

In accordance with Command Policy Letter #17, the use of privately owned A/C units in government facilities, barracks, unaccompanied personnel housing (UPH) and Army Family Housing is prohibited. Exceptions to this policy can only be approved by the Garrison Commander for non-medical requirements or the Health Clinic Commander for medical reasons/requirements. Requests for exception to this policy must be submitted through the housing office in memorandum format.

Additional information on this policy and other garrison policies can be read or downloaded from the following link: http://www.wiesbaden.army.mil/sites/commander/cp_overview.asp

Frequently Asked Questions



What happens if I decline a dwelling unit?

The housing office only makes offers for housing that meets the Army's definition of "adequate". Therefore if the Servicemember declines an offer of adequate housing, and it is not simply one of two or more offers, this action will result in their name being removed from the waiting list for 30 days and termination of Temporary Lodging Allowance (TLA). The Servicemember can re-apply for on-post housing after 30 days, eligibility for quarters date will be the date of application.

Once I am offered a dwelling unit, how long do I have to accept/decline the unit?

Generally 24 hours, if the viewing date fall on a Friday then the customer has until the following Monday or next working day when on a four day weekend.

What are the requirements for vacating (clearing) my home?

Appointments for pre- and final inspections are generally scheduled in accordance with pending departure and ultimate departure dates, respectively. For on-post Family housing residents who qualify for contract cleaning upon departure, all personal items (including trash) must be removed from the apartment or house; appliances should be cleaned to remove visible dirt grease; and dwelling unit should be in a broom swept condition.

Where do I stay while I wait for housing?

Soldiers in the grades of E6 and below on deferred travel orders are required to be housed in the barracks until housing can be provided and travel authorized for family member(s). All others would be authorized to reside in the Wiesbaden Lodge until housing is assigned. This does not include ITT and COTS who have already been assigned housing.

Do I need renters insurance for on-post housing?

Renters insurance is not required but is always recommended for liability protection provided at usually a minimal cost.

How can a Servicemember obtain a Certificate of Non-Availability (CNA)?

USAG Wiesbaden will assign 100% of accompanied Servicemembers in grades E1 through E4 to on-post Army Family

Housing (AFH) as stated above. If AFH is not projected to be available for Soldiers in the grades of E5 and above within 60 days, the Servicemember will automatically be issued Certificate of Non-Availability (CNA) to seek off-post private rental housing (PRH). Servicemembers in the grades of E1-E4 will automatically be issued a CNA if housing availability is projected to exceed 90 days. The remaining Government-controlled housing will be allocated to house a target of at least 10 percent of the population of E5s and above (including officers) within each designated pay-grade as defined in the USAREUR policy and AR 420-1. Accompanied Servicemembers in the grade of E5 and above (including officers) will be offered on-post AFH if available. See Command Policy Letter # 13.

Advanced and Delayed Dependent Travel

As we head into the summer months we also head into peak season for the housing office, which usually runs from May through the end of August. As military and civilian personnel and their families move back to the United States or other countries on their Permanent Change of Station (PCS) one question is asked frequently by our customers, “Can my family remain here when I PCS and if so for how long?”

The answer to this question is not found in just one regulation and depends on several factors. Information on this subject can be found in Army in Europe Supplement 1 to AR 420-1, chapter 5 of the Joint Federal Travel Regulation and USAREUR Message #1012012. Soldiers assigned to Germany who want their dependents to remain in Germany while they are on TDY en route under PCS orders to their next duty assignment may apply for retention of their on-post quarters and monetary allowances, subject to the following procedures and limitations:

1. Soldiers may submit their requests for retention of on-post quarters for 90 days or less in writing to the Garrison Commander for approval. Requests should be routed through the servicing housing office to determine effect an approval would have on the local housing situation. Requests for dependents to remain in on-post housing for more than the 90 day grace period provided for in the Supplementary Agreement to NATO SOFA must be forwarded to IMCOM-E for approval. In accordance with Army in Europe Supplement 1 to AR 420-1 the 90 day grace period only applies to Servicemembers who PCS and remain on active duty.

2. Requests for retention of Overseas Housing Allowance (OHA) and cost of living allowance (COLA) for off-post housing require Secretarial determination. Soldiers should consult their servicing finance office on the necessary procedures for submitting such requests. When a service member departs on PCS without approved monetary allowances by the Secretariat in writing their OHA will stop upon their departure. The time frame required to process this type of request is lengthy and servicemembers should plan accordingly.

The approval of one of the options described in paragraphs 1 or 2 above does not necessarily mean approval of all the options. Each request will be considered by the respective approval authorities on its merits and circumstances involved.

Servicemembers thinking about leaving their family members behind should read USAREUR message # 1012012. This message outlines the packet requirements for submission in either case as outlined at paragraphs 1 and 2 above. Moreover, questions pertaining to this subject can also be asked at your local housing office as well as obtaining a copy of the USAREUR Message.

Mortgage Assistance and Housing News from the United States



In an effort to assist servicemembers that are home owners in the United States and provided up to date information on housing the following information was provided by our good friend Ms. Megan Purkey at the Assistant Chief of Staff for Installation Management Office.

Thanks to the work of the Justice Department, the Office of the Comptroller of the Currency and the Federal Reserve Board will oversee the giving back of money to foreclosed upon Servicemembers. The postcards being sent to the affected Families, while official, will be relatively nondescript with few government markings on them to indicate their validity. It is possible that Servicemembers will disregard the postcards and/or throw them away, believing they are a scam. Government websites that validate these checks and information on Rust Consulting, Inc, the company charged with ensuring payments are sent, can be found at the following websites just cut and paste the link in to your browser:

www.occ.gov/independentforeclosurereview

www.federalreserve.gov/consumerinfo/independent-foreclosure-review.htm

www.federalreserve.gov/consumerinfo/independent-foreclosure-review.htm

In other news, Rep. Duncan Hunter from California reintroduced the Fairness for Military Homeowners Act of 2013, or H.R. 1223, that proposes making it easier for military homeowners to refinance even if they are not currently occupying the residence. If passed, the bill would amend the Servicemembers Civil Relief Act to allow Servicemembers who want to refinance a home they own but cannot live in because they are assigned to another permanent duty station to do so. Lenders typically provide the lowest possible refinancing interest rate for only owner-occupied homes. Under the legislation, a military homeowner who has owned property for at least 13 months but is not living there because of military orders would have to be treated during refinancing as if he or she were an owner-occupant. The 2012 version of the bill was passed by the House of Representatives as part of the 2013 NDAA; however, it was pulled from the final version because of a dispute over which congressional committees had jurisdiction. The bill has been reintroduced and has been referred to the Subcommittee on Economic Opportunity. Those interested in tracking the bill can go to the following website, just cut and paste the link into your browser.

<http://beta.congress.gov/bill/113th-congress/house-bill/1223>

Housing Policy: Who is responsible for the Island

Newman Village housing area opened in June of 2012 and as part of the contract for the next two years the majority of grounds maintenance work will be done by the contractor. This includes maintenance on the flower beds in the front and backyards of housing units as well as cutting the grass 12 times a year. Unfortunately, neither the contractor nor DPW maintains the islands in front of the housing units that run adjacent to the streets; which become an eye sore if not maintained.



Residents living in on-post housing in Newman Village that have an island (as pictured to the right) in front of their quarters have the responsibility to maintain this area along with their yards and driveways.

All residents living in Newman Village have had lawn and garden tools provided to keep their yards and grounds in a neat and clean condition. Mulch and other tools are available at the Self help Store in Hainerberg to assist residents in maintaining these areas.



Transformation

Residents can transfer government furnishings from another duty station in Europe to Wiesbaden as long as these simple guidelines are followed.

First residents need to contact their servicing housing office and notify them of the intent to transfer their government furnishings to their new home in Wiesbaden. The housing office at the departing location will contact the Wiesbaden housing office, so that a lateral transfer of the furnishings can take place. The servicing housing office will then print copies of the transfer documents for the resident. This documentation provides weight and cubic meters that will be needed at transportation for processing and shipment. The government furnishings can then be shipped with the residents household goods to their new home. Upon in-processing the resident will sign their updated hand receipt with housing.

Residents must understand that they cannot ship appliances in their household goods shipments, as they can with government furnishings. Appliances require special handling and shipping material, such as a stabilizer bar for the drum in the washing machine. Therefore, residents should make arrangements to have their appliances picked up at their current duty station. Residents will be issued appliances from the Wiesbaden Centralized Furnishings Management Office on Clay Kaserne. Appointments for delivery can be scheduled during the residents in-processing.

Residents are not authorized to ship government appliances in their house hold goods.



Contact the Housing Office

Hours of operation On-Post:

Monday to Thursday: 7:30 a.m. to 4:00 p.m.
Friday: 7:30 a.m. to 3 p.m.
Saturday, Sunday, U.S. holidays: Closed
German Holidays: Limited Service
Tel. DSN/CIV: 337-7058 / (0611) 705-7058

Hours of operation Off-Post:

Monday to Friday: 7:30 a.m. to 4:00 p.m.
Saturday: By appointment only
Sunday, German Holidays: Closed
Tel. DSN: 337-7059 or 337-5495;
Civ: (0611) 705-7059 or (0611) 1746-393

Heidelberg Satellite Office:

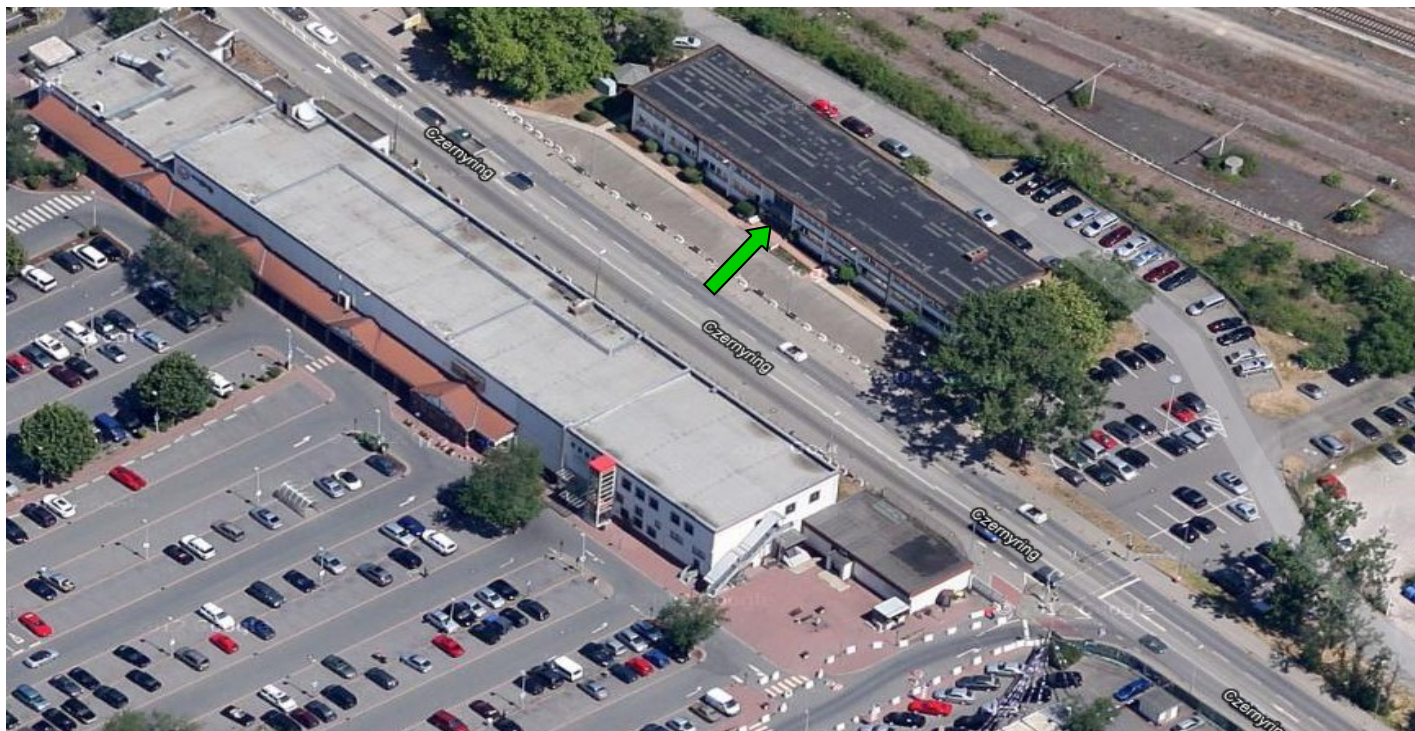
Monday to Wednesday 8:00 AM to 4:00 PM
Thursday 10:00 AM to 4:00 PM
Friday 08:00 AM to 2:00 PM
No appointments Saturday, German or American
Holidays
DSN: 387-3291 or 387- 3300
Civ: 06221-4380-3291 or 06221 4380-3300

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- *Summer Construction Projects*

Email on-post housing at : usarmy.wiesbaden.imcom.list.hsg-information@mail.mil

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Arial view of the Heidelberg Housing Office where the Wiesbaden HSO Satellite Office is located across from the Heidelberg PX